

Committees: Streets and Walkways Sub-Committee - for decision Projects and Procurement Sub-Committee – for information	Dates: 16 September 2025 14 October 2025
Subject: 16 Old Bailey - Section 278 highway works Unique Project Identifier: N/A	Gateway 6: Outcome Report Light
Report of: Executive Director Environment Report Author: George Wright, Project Manager, Policy and Projects, City Operations	For Decision
PUBLIC	

Summary

1. Status update	Project Description: Section 278 highway works in the vicinity of the re-development at 16 Old Bailey, comprising new Yorkstone paving, granite setts, street nameplates, clutter removal and the introduction of a Restricted Parking Zone on Bishop's Court. RAG Status: Green Risk Status: Low Costed Risk Provision Utilised: N/A Final Outturn Cost: £168k
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2. Next steps and requested decisions	Requested Decisions: Members of Streets & Walkways Sub Committee are asked to: • Approve the content of this Outcome Report and agree for the Project to be closed • Approve the return of funds remaining unspent from the Section 278 Works Payment (along with any accrued interest) to be returned to the developer
3. Key conclusions	This was a small project that has been completed within budget. The highway works to the south and east of the site were completed as planned but the scope of work to the north of the site was delayed due to the refurbishment of the neighbouring building at 15 Old Bailey.

Main Report

Design & Delivery Review

4. Design into delivery	Detailed construction designs were prepared by the City's highways team. Construction was undertaken by the City's highways term contractor and managed in-house by members of the City Transportation and Highways team.
5. Options appraisal	There was only one design option prepared.
6. Procurement route	Detailed designs were prepared by the City's highways team. The City's highways term contractors undertook construction works.
7. Skills base	The project team had the required resources, skills, knowledge, and experience to deliver the project.
8. Stakeholders	Engagement took place with local businesses during the construction phase. There were project review meetings with the developer's team and this enabled issues and queries to be dealt with in a timely and effective manner.

9. Assessment of project against key milestones	G5 report start date	Actual start date	
	February 2021	February 2021	
	G5 completion date (1 st phase)	Actual completion date	
	September 2021	September 2021	
The first phase of the works (approx. 80%) were completed as per the programme outlined in the Gateway 5 report. Completion of the remaining 20% of work was then delayed by over two years due to the refurbishment of the neighbouring site at 15 Old Bailey. This highway works were finally completed in June 2025.			
10. Assessment of project against Scope	The project was delivered to the agreed scope.		
11. Risks and issues	All identified risks as part of the risk register exercise did not occur. The issue of the refurbishment of the neighbouring site at 15 Old Bailey and subsequent delays was not identified at Gateway 5. This did result in a substantial delay to final completion of the project.		
12. Transition to BAU	Following completion of the works, the delivered project is now managed through normal highway maintenance activities.		

Value Review

13. Budget	Item	At Gateway 5	Actual cost at Gateway 6	
	Staff costs	£50,398	42,263	
	Utilities	£29,641	26,860	
	Fees	£5,454	5,300	
	Highway works	£127,603	93,944	
	Costed risk	£11,078	0	
	Total	224,174	168,367	
	There is approximately £55k to be returned to the developer Please confirm whether or not the Final Account for this project has been verified.* No			
14. Investment	N/A			
15. Assessment of project against SMART objectives	1. Meeting the needs of the developer 2. Implementing a scheme which benefits the public by providing a more pleasant environment for people. 3. Delivering project within budget.			
16. Key benefits realised	As above.			

Lessons Learned and Recommendations

17. Positive reflections	Good liaison between the developer and local stakeholders.
18. Improvement reflections	Better local intelligence may have established that refurbishment works at 15 Old Bailey were being planned. These works delayed the project completion by over three years.
19. Sharing best practice	N/A
20. AOB	None

Appendices

Appendix 1	Before and after Images
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Contact

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